

Section O
Growth-Inducing Impacts

GROWTH INDUCEMENT

The proposed project would generate a number of consequential growth-inducing impacts through land use conversion, population and employment growth, infrastructure expansion, and environmental effects associated with urbanization of unincorporated areas in the site vicinity.

The CEQA Guidelines provide for evaluation of growth-inducing impacts as follows:

Discuss the ways in which the proposed project could foster economic or population growth, or the construction of additional housing, either directly or indirectly, in the surrounding environment. Included in this are projects which would remove obstacles to population growth (a major expansion of a wastewater treatment plant might, for example, allow for more construction in service areas). Increases in the population may further tax existing community service facilities, so consideration must be given to this impact. Also discuss the characteristics of some projects which may encourage and facilitate other activities that would significantly affect the environment, either individually or cumulatively. It must not be assumed that growth in any area is necessarily beneficial, detrimental, or of little significance to the environment. (Chapter 3, Section 15126(g)).

Growth-Inducing Impacts

Primary growth-inducing impacts of the project would concern land use planning precedent; population, housing, and employment; infrastructure and land development; and environmental effects of future growth.

Land Use Planning Precedent

Actions by the City to annex the Brookside property, amend the general plan, prezone the site, and approve the project as proposed could promote or accelerate subsequent urbanization of areas within the site vicinity especially to the west. These effects could occur as a result of changes in City policy, property value inflation, increased land market activity, and conflicts with existing nonurban uses. Adverse environmental effects of urban development in this area would be significant, as indicated in the preceding analyses of cumulative development impacts.

Population, Housing, and Employment Growth

Development of the proposed subdivision would lead to both direct and indirect population, housing, and economic growth. As a direct result of the project, the population, housing stock, and employment base of Stockton would increase by approximately 9,770 persons, 3,539 units, and 3,145 jobs (see Section L, "Population, Employment and Housing").

The project would also be expected to generate secondary or indirect increases in employment, population, and housing development offsite through local household and business expenditures as well as new household formation resulting from increased employment.

This growth would have beneficial effects, including expanded housing and employment opportunities for new or existing residents and increased city revenues. However, it also would have various and significant adverse effects for the north Stockton area (see "Environmental Effects of Future Growth," below).

Based on evaluation of cumulative projected development in North Stockton (see "Summary of Findings" and Sections A-N), adverse effects of population, housing, and employment growth generated or induced by the project are considered to be significant. Some of these effects could be mitigated to a less-than-significant level by implementing measures identified under "Cumulative Impacts and Mitigation Measures," while others would be unavoidable, as specified in Sections A-N.

Infrastructure and Land Development

Project and cumulative development in North Stockton would require expansion of existing infrastructure, including water and wastewater collection systems, wastewater treatment facilities, landfills, schools, parks, libraries, utility lines, and facilities to house additional staff and equipment.

City standards would require that new or modified water and wastewater infrastructure implemented to serve the project be sized so that it will be adequate to also serve other growth that is projected in currently undeveloped areas in the vicinity. The timing and capacity of other capital improvements associated with the project (schools or parks, for example) may also facilitate or accelerate future growth by removing constraints that would otherwise limit or delay proposed development projects.

As indicated in the preceding discussion of population, employment, and housing growth and the following discussion of environmental effects of future growth, development that may be induced by project-related capital improvements would have both beneficial and adverse effects. Adverse effects would be significant and some would be unavoidable, while others could be mitigated to a less-than-significant level by implementing measures identified under "Cumulative Impacts and Mitigation Measures" in Sections A-N of the DEIR.

Environmental Effects of Future Growth

Based on the foregoing evaluation of cumulative projected development in North Stockton, growth inducement by the project would contribute to various and substantial adverse environmental effects. These effects would include conversion of productive agricultural lands; conflicts between urban and rural land uses; depletion or degradation of available water supplies; disruption of biological habitats; adverse traffic, air quality, and noise conditions; capital improvement and operating costs of increasing public service capacities; loss of open space views; and possible damage to archeological resources.

Based on the foregoing evaluation of cumulative projected development in North Stockton, adverse effects of growth generated or induced by the project are considered to be significant. Some of these effects could be mitigated to a less-than-significant level by implementing measures identified under "Cumulative Impacts and Mitigation Measures," while others would be unavoidable, as specified in Sections A-N.

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